

**FOR SALE/LEASE**

**2,200 SF**

**263 Main Street, Acton, MA**



**FIELDSTONE**  
Commercial Properties Inc.



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## Building Overview

Available for lease or for sale, this single story 2,200 SF retail building at 263 Main Street, Acton, is located in the heart of Kelley's Corner, one of the busiest commercial hubs in the area. Formerly home to Bueno y Sano, a popular fast casual Mexican restaurant, this property sits at the highly visible, signalized intersection of Route 111 and Route 27, less than a mile from Route 2.

The surrounding area boasts major retailers such as Starbucks, Dunkin, TJ Maxx, CVS, The Paper Store, Supercuts, Mattress Firm, and a soon-to-be-completed Stop & Shop redevelopment, making it an ideal location for businesses looking to benefit from strong foot traffic and retail synergy.

With municipal water and sewer, natural gas, and 15 parking spots, this well-positioned property is perfect for retail or restaurant ventures.

Don't miss out on this excellent opportunity in the thriving Kelley's Corner district. Contact us today for more information.

## Key Features

**Stories:** 1

**Foot Print:** 2,200 SF

**Zoning:** KC

**Lot Size:** .34 Acres

**Parking:** 15

**Water/Sewer/Gas:** Municipal

**Heating:** Natural Gas

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**LOCATIONS & ACCESS**



2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	4,212	33,380	70,176
Households	1,511	12,648	26,857
Median HH Income	\$162,500	\$145,342	\$148,910

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